177.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,300 / 766,300
					USE VALUE:	766,300 / 766,300
					ASSESSED:	766,300 / 766,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
192		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WU QIUYANG
Owner 2:	QIAN LIXIA
Owner 3:	
Street 1:	192 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REPOLE FRANCESCO-CAROL ANN -
Owner 2:	-
Street 1:	192 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1972, having primarily Wood Shingle Exterior and 1975 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6650.000	332,600		433,700	766,300
Total Card	0.153	332,600		433,700	766,300
Total Parcel	0.153	332,600		433,700	766,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.00 /Parcel: 388.00

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 119936

GIS Ref

GIS Ref

Insp Date 07/20/18

!13921!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	332,600	0	6,650.	433,700	766,300		Year end	12/23/2021
2021	101	FV	323,900	0	6,650.	433,700	757,600		Year End Roll	12/10/2020
2020	101	FV	323,800	0	6,650.	433,700	757,500	757,500	Year End Roll	12/18/2019
2019	101	FV	262,900	0	6,650.	427,500	690,400	690,400	Year End Roll	1/3/2019
2018	101	FV	262,900	0	6,650.	328,300	591,200	591,200	Year End Roll	12/20/2017
2017	101	FV	262,900	0	6,650.	309,800	572,700	572,700	Year End Roll	1/3/2017
2016	101	FV	262,900	0	6,650.	285,000	547,900	547,900	Year End	1/4/2016
2015	101	FV	259,600	0	6,650.	266,400	526,000	526,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:58:48

LAST REV

Date	Time
08/05/21	18:07:47
danam	

PAT ACCT. 13921

USER DEFINED

Prior Id # 1:	119936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REPOLE FRANCESC	71313-302	1	7/13/2018		795,000	No	No		
REPOLE FRANCESC	53265-54		7/24/2009	Family	10	No	No		
	14669-586		7/1/1982		78,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2021	620	Addition	100,000	O				
6/27/2019	950	Solar Pa	15,120	C				
11/19/2018	1731	Insulate	2,422	C				
10/29/2013	1602	Redo Kit	8,000	C				
7/29/2013	1139	Redo Bat	7,000	C				
9/12/2011	1108	Manual	3,000					rebuild existing r
7/13/2009	580	Re-Roof	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
5/2/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
1/9/2014	Info Fm Prmt	EMK	Ellen K
1/5/2009	Meas/Inspect	345	PATRIOT
1/4/2000	Meas/Inspect	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6650		Sq. Ft.	Site		0	70.	0.93	6									433,650						433,700	

Total AC/HA:	0.15266	Total SF/SM:	6650	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	433,650	Spl Credit		Total:	433,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.7	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.02305996
Adj $ / SQ:	193.358
Other Features:	123000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466413
Depreciation:	133861
Depreciated Total:	332553

COMMENTS

PDAS.. KITCHENETTE IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

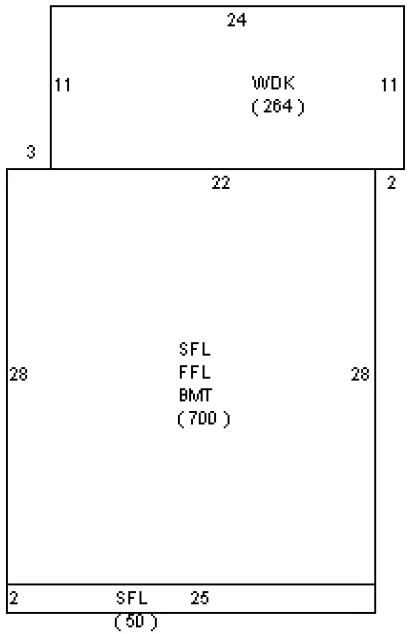
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	193.36
Special Features:	0	Val/Su Net:	137.78
Final Total:	332600	Val/Su SzAd	229.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	750	193.360	145,019
BMT	Basement	700	86.290	60,400
FFL	First Floor	700	193.360	135,351
WDK	Deck	264	10.010	2,644

Net Sketched Area: 2,414 | Total: 343,414

Size Ad 1450 | Gross Area 2414 | FinArea 1975

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: